

Return To:  
Delgado Law Firm, PLLC  
5779 Getwell Rd.  
Bldg. D, Suite 5  
Southaven, MS 38672  
662-536-2120

**INDEXING INSTRUCTIONS:**

**Lot 95, The Lakes of Delta Bluffs planned development, Phase II A, in Section 27, T1S, R9W, DeSoto County, Mississippi**

**PREPARED BY:**

~~DAVID K. MCGOWAN~~  
DAVID K. MCGOWAN, ATTORNEY AT LAW  
1845 CRANE RIDGE DR., JACKSON, MS 39216  
TELEPHONE: (601) 982-8504  
MSB #2619  
FCH-1268

**GRANTOR(S):**

THE BANK OF NEW YORK MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK  
TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN  
CHASE BANK N.A., AS TRUSTEE.  
BY: RESIDENTIAL FUNDING CO., LLC  
9555 CHESAPEAKE DR., STE. 201  
SAN DIEGO, CA 92123  
TELEPHONE: (800) 750-0011

**GRANTEE(S):**

TAMI L. HUSLEY  
GERALD C. HUSLEY  
ADDRESS: 7303 Wendy Way  
Walls, MS 38652  
TELEPHONE: 228-297-4897

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **TAMI L. HUSLEY AND GERALD C. HUSLEY** (herein referred to as Grantees) as joint tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 95, The Lakes of Delta Bluffs planned development, Phase II A, in Section 27, Township 1 South, Range 9 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 76, Page 1, in the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 3 day of FEB. 2009.



THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE. BY: RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ITS ATTORNEY IN FACT

By [Signature]

Its Sharmel Dawson-Tyau [Signature]

POWER OF ATTORNEY RECORDED IN  
BOOK 94, PAGE 374

STATE OF CACOUNTY OF SAN DIEGO

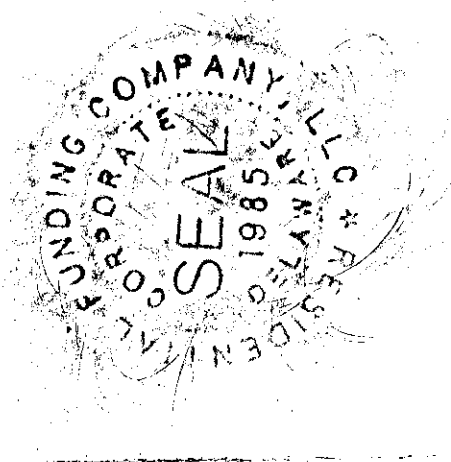
PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Sharmel Dawson-Tyau, who acknowledged to me that he/she is the PMJO of RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE., and that for and on behalf of said company and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3 day of

FEB 2009.

Christina Odell  
NOTARY PUBLIC

My Commission Expires:



**AFFIDAVIT**

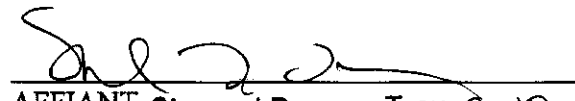
STATE OF CA  
COUNTY OF SAN DIEGO

BEFORE ME, the undersigned authority in and for said county and state, this day personally came and appeared Sharmel Dawson-Tyau, who being by me first duly sworn according to law says on oath as follows, to-wit:

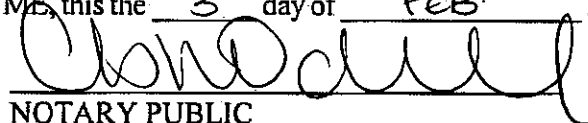
1. I executed the foregoing document as PMO (title) of Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact for THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE.

2. The power of attorney under which I executed the foregoing document is valid and in full force and effect, and I do not have any knowledge of termination of the power by revocation or of the death, disability or incapacity of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE.

3. This affidavit is executed pursuant to the Uniform Durable Power of Attorney Act of the State of Mississippi, as set forth in Section 87-3-113, et seq. of the Mississippi Code of 1972, as amended, and to provide conclusive proof of the non-revocation and non-termination of the power of attorney under which the foregoing document was executed.

  
AFFIANT Sharmel Dawson-Tyau, PMO

SWORN TO AND SUBSCRIBED BEFORE ME, this the 3 day of FEB, 2009.

  
NOTARY PUBLIC

My Commission Expires:

